

# Resident Informational Meeting

Colleen/Dawn/Rustic  
Neighborhood Reconstruction

November 16, 2016





# Introductions

- Tom Wesolowski – City Engineer
- David Yang – Staff Engineer

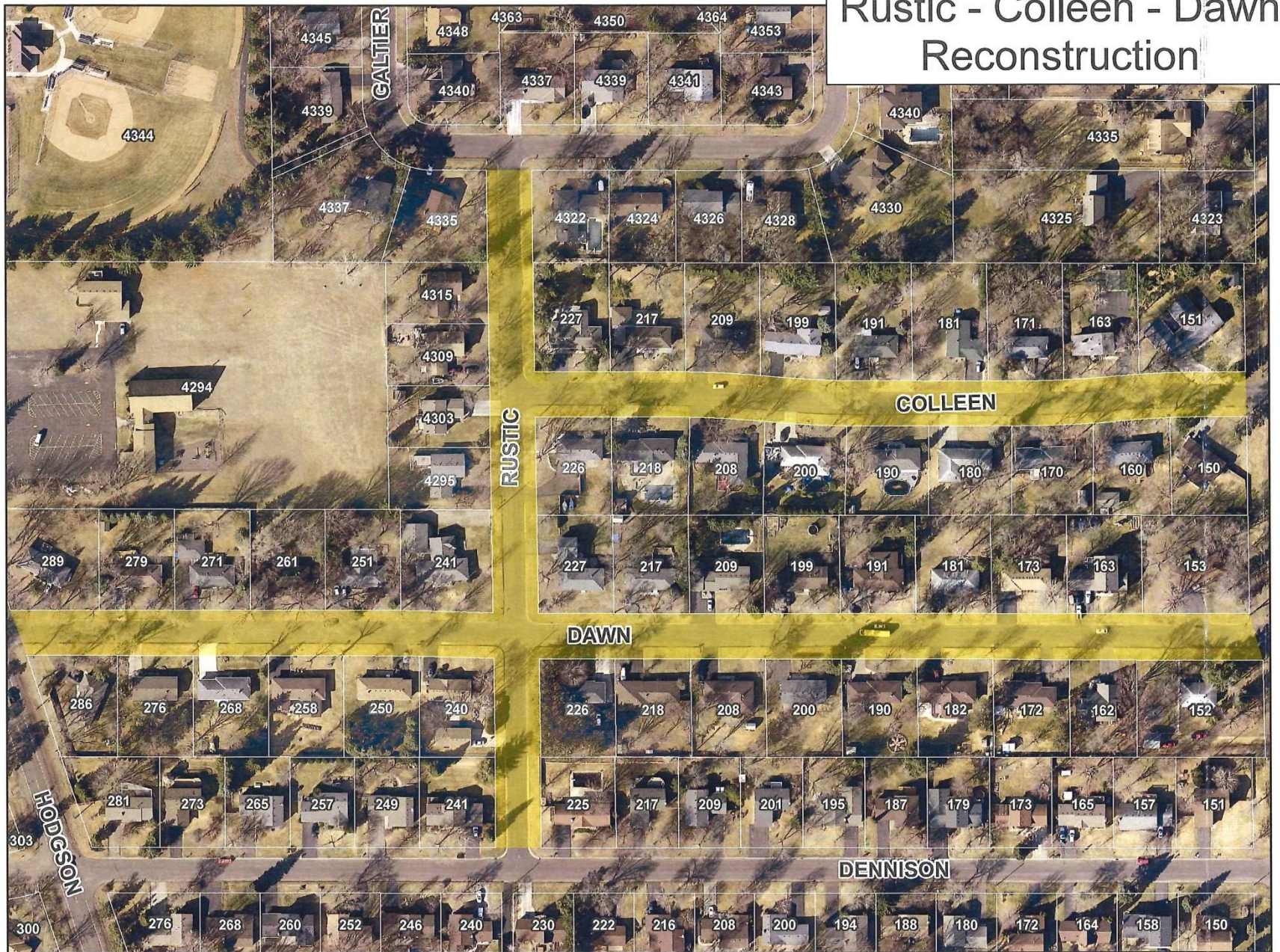


# Overview of Presentation

- Project area
- Feasibility Study process
- Existing condition of streets & utilities
- Goals for the project
- What to expect during construction
- Private amenities in public right of way
- Residential impacts from construction
- Information residents can provide staff
- Special assessment information
- Proposed project schedule



# Rustic - Colleen - Dawn Reconstruction







# Feasibility Study Process

- Reconstruction project proposed for 2017
- Feasibility Study
  - Preliminary design
  - Public meetings with residents
  - Present to Shoreview City Council
- Public hearing
  - Direct staff to prepare final plans & specifications



# Existing Conditions

- Approximate combined length of streets 3600-feet
- Average Road width – 30-feet
- No concrete curb & gutter – rural section
- Pavement in need of replacement
- Sanitary sewer & water systems

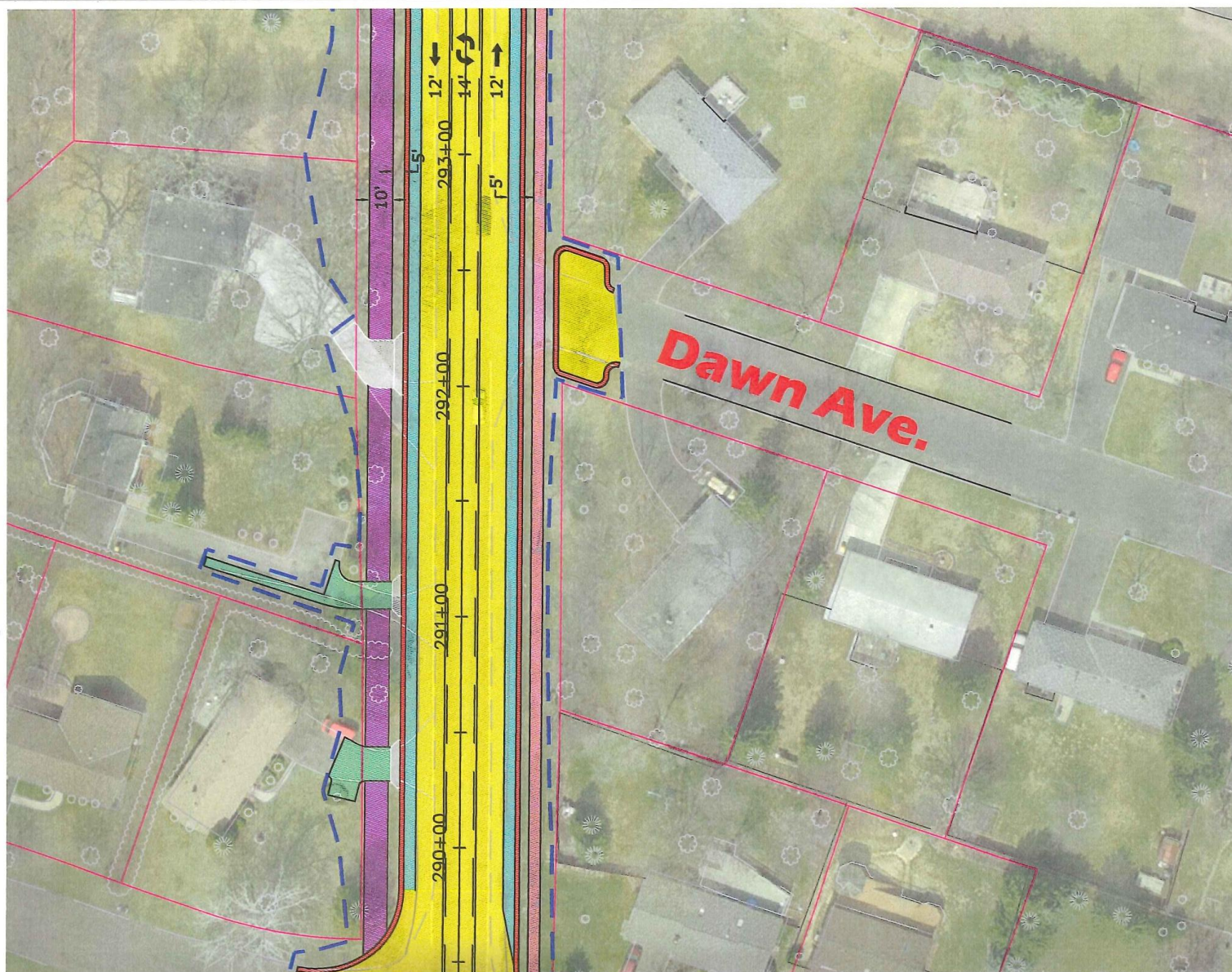


# Goals for Street Project

- Remove existing road, install concrete curb & gutter & new pavement
- Replace ex. water main, service & curb stops
- Repair sanitary sewer as needed & install clean-out at property line
- Install storm water collection & treatment
- Replace existing street lights evaluate & potential for additional lights mid-block
- Evaluate potential cul-de-sac at Dawn Avenue & Hodgson Road



# Potential Cul-de-sac







# Typical Construction Day







# Water Service & Curb Stop







# Waterline Installation







# Stormwater Catch Basin







# Catch Basin Inlet







# Curb & Gutter Install







# Curb & Gutter Install







# Asphalt Pavement Install







# Finished Product







# Finished Product





# Impact to Driveways

- Portions of driveways removed will be replaced as part of the project
- Removal limits will be determined on a case by case basis
- City will not broker construction of private drives as part of the project



# Mail Delivery

- Mailboxes will be removed and place in yard
- Temporary mailboxes will be provided in common area
- US Postal Service determines location of temporary mailboxes
- Project contractor will reinstall salvaged or homeowner supplied mailboxes at end of the project





# Private Amenities in the Public Right of Way

- City does not pay to replace items that are located within the right of way
  - Irrigation/sprinkler systems
  - Invisible fence
  - Landscaping
- Exception – trees
  - City will provide replacement tree(s)



# Typical Construction Practices

- Notifications sent to residents prior to and periodically during construction
- Construction updates will be posted on Shoreview's website
- Residents will be inconvenienced during the project
- Driveway access every evening
  - Exception – concrete cure period





# Information Residents can Provide to their City

- Drainage Issues
- Sanitary sewer service failures/backups, ect.
- Other general information about project area



# City's Assessment Policy

- City levies special assessment to benefitting property owners for improvements
  - Street
  - Storm Sewer
- Assessment process is in accordance with MN Statutes, Chapter 429
  - Pubic Hearing
- Lots that can be further subdivided receive additional lot units (City will determine)





# Street Assessment

- On a per-lot basis
  - Corner lots receive 0.5 units per street
- Based on actual cost to install curb & gutter
- Estimated per-lot assessment = \$1800



# Storm Assessment

- Based on lot size (square foot) of lot
  - 0 – 13,000sf = \$0.07/sf
  - 13,001 – 19,000 = \$0.035/sf
  - Maximum assessment = \$1,120





# Possible Total Assessment

- Estimated Total Assessment

– Street	\$ 1,800
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– Storm	<u>\$ 1,120</u>
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Total per-lot	\$ 2,920
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# Assessment Schedule & Payment

- Final assessment amount determine after project completion
- Affected properties notified & public hearing is held – typically 1-yr after project completion
- Payment options
  - Prepay in full
  - Added to tax statement and spread over 10-years
    - Interest rates have ranged from 3.5 – 5%





# Tentative Project Schedule

- January 2<sup>nd</sup> Resident Meeting
- February Feasibility Study to Council
- March Public Hearing
- April Bid Project
- May/June Start Construction
- Sept/Oct End Construction



Questions?